



## THE HOUSES SPECIFICATIONS

### BUILDING WARRANTY

- HomeBond 10 year structural warranty

### KITCHENS

Individually designed and installed to include:

- Soft close doors and drawers
- Under cabinet lighting
- Branded integrated appliances: Dishwasher, Larder Fridge, Larder Freezer, Multi function oven, Microwave, Ceramic Hob & Extractor hood
- Stone worktop and upstand with grooved drainer and under mount sink
- Brushed stainless steel sockets above worktops
- Stainless steel sink and mixer tap

### UTILITY ROOM

- To match kitchen units and worktops
- Stainless steel sink with mixer tap
- Space with services for washing machine and tumble dryer

### BATHROOM / EN-SUITES

- Polished chrome brassware
- Porcelain tiles to bath panel, floors and selected walls
- Polished chrome heated towel rail
- Mirrored Vanity cabinets over basin and WC with shaver socket

### INTERIOR FINISHES

- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Porcelain tiling laid to kitchen, WC, bathrooms, utility room and en-suites

### HEATING & VENTILATION SYSTEMS

- Pressurised hot & cold water supplies to bathrooms & en-suites
- Gas fired central heating system to radiators
- Continuous mechanical extract ventilation system with humidity control

### ELECTRICAL FITTINGS

- Recessed LED down lighters to kitchen, bathroom / en-suite, WC and utility room
- Pendant fitting for feature light fitting (by purchaser) to hallway, landing, bedrooms and living / dining rooms
- External power socket to rear garden
- TV points (for Virgin Media) to living room, kitchen and bedrooms
- Data cabling (for internet/broadband/telephones) to living room, family room and bedrooms
- Roof mounted photovoltaic panels serving each house

### SECURITY & SAFETY

- Hard wired security alarm installation
- Mains powered smoke detectors to hallways, sitting room, family room, bedrooms and heat detector to kitchen
- Carbon monoxide detector adjacent to gas boiler

### EXTERIOR

- Private carport with parking for 2 cars with automated carport door
- Private rear garden with access from carport
- Garden tap
- Glazed patio doors
- High performance UPVC double glazed windows
- Hardwood front entrance door with multi point locking

### COMPLETION & HANDOVER

- Comprehensive handover pack will be included with the sale of each house



### TO CITY CENTRE

44 mins / 32 bus

### TO AIRPORT

35 mins / 102 bus



### TO CITY CENTRE (O'Connell Street)

Via R107 - 38 mins - 17km  
Via R106 - 36 mins - 19km

### TO AIRPORT

Via R106 / R132 / M1  
16 - 22 mins - 10km



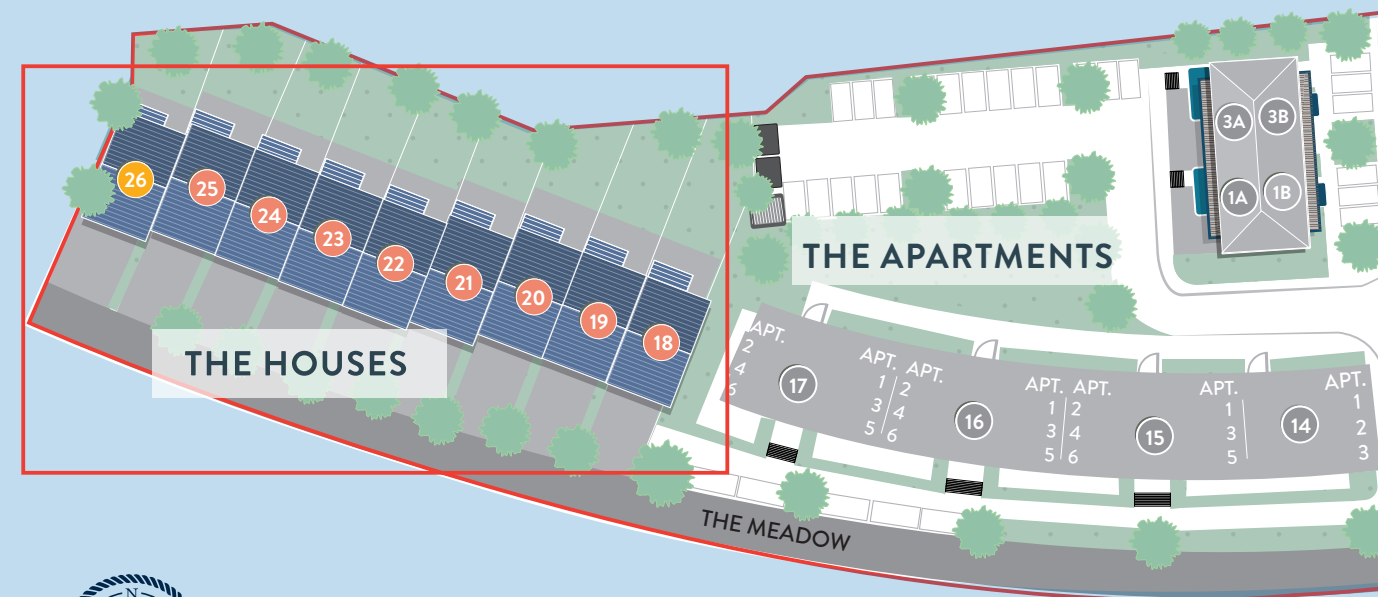
20 minutes to Malahide Village



### DART

19 mins to Dublin Connolly

## TYPE S 4 Bed End Terrace



## SITE PLAN

Plans are for illustrative purposes only. Layouts may vary.



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## End Terrace House

The floor plan shows a rectangular house with a central hallway. On the left side, there is a staircase leading up and down. The top left contains a bedroom with a bed and a wardrobe (W/R). The top right contains another bedroom with a bed and a wardrobe (W/R). The bottom left contains a bedroom with a bed and a wardrobe (W/R). The bottom right contains a bedroom with a bed and a wardrobe (W/R). In the center, there is a bathroom with a toilet, sink, and bathtub. To the right of the bathroom is an ensuite room with a toilet and sink. To the left of the bathroom is a store room. The plan also shows various wardrobes (W/R) and a central hallway connecting all rooms.

Floor plan of the first floor of a house. The plan shows a large front porch labeled 'CAR PORT'. A central 'ENTRANCE HALL' contains a staircase and leads to a 'STORE' room and a 'FAMILY ROOM'. The 'FAMILY ROOM' is furnished with a sofa, armchair, and coffee table. A bathroom labeled 'WC' and a bedroom labeled 'B' are located at the rear of the house.

This floor plan shows a 2-bedroom apartment. The layout includes a living area with a sofa and two armchairs, a dining area with a table and four chairs, a kitchen with a sink, stove, and refrigerator, a utility room with a washing machine and dryer, a store, a bathroom (WC), and two bedrooms. The apartment has a central hallway and a staircase leading to a balcony or terrace.

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# The Houses



**01 634 2466**

PSRA Licence: 001880

